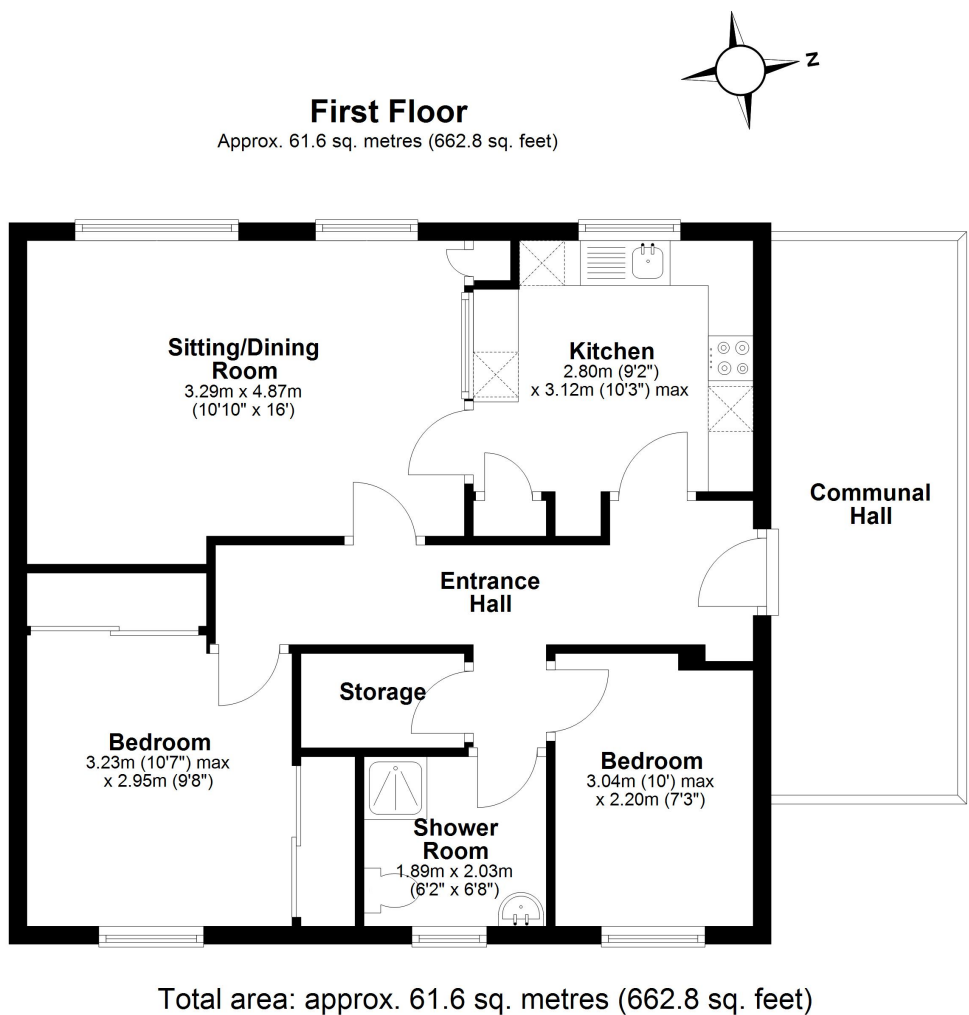




Kimber Estates



Flat 10, 76 Rowland Drive, Herne Bay, Kent, CT6 7SD

£165,000 Leasehold

This two-bedroom, purpose-built flat presents an excellent opportunity for a first-time buyer or investor. Rarely available, the property offers low maintenance costs and the added benefit of a long lease. Situated on the first floor, the flat is accessed via a secure communal entry system, leading into a bright and airy lounge, creating an ideal space for relaxation or entertaining. From the lounge, you'll find the kitchen, making it a fantastic social hub. The hallway connects to two well-proportioned bedrooms, along with a shower room. Additionally, the flat boasts plenty of storage off the hallway, a rare feature for a property of this type. Surrounding the home are communal gardens, providing a peaceful environment to relax on plus there are dedicated areas for each homeowner to use for laundry drying. The flat is also offered with a allocated parking space and with no onward chain, making it an attractive option for those looking to move quickly. Located in the desirable Greenhill area, the property is within walking distance of both primary and secondary schools, as well as local transport links and shops. A viewing is highly recommended to fully appreciate the potential of this home.



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GROUND FLOOR

Communal Entrance

Communal entrance door, staircase to first floor.

FIRST FLOOR

Entrance Hallway

Entrance door, phone entry system, radiator, large larder cupboard, loft hatch.

Kitchen

Fitted kitchen comprising range of matching wall and base units, space for cooker, under counter fridge and freezer, space and plumbing for washing machine, stainless steel sink and unit, cupboard housing gas combination boiler, double glazed window to rear.

Lounge

Two double glazed windows to rear, radiator, cupboard.

Bedroom One

Double glazed window to front, radiator, two built in wardrobes.

Bedroom Two

Double glazed window to front, radiator.

Shower Room

Corner shower stall, low level WC, wash hand basin set in vanity unit, radiator, double glazed frosted window to front, fully tiled walls and flooring.

OUTSIDE

Communal Gardens Area

Own area for drying clothes.

ALLOCATED PARKING SPACE

COUNCIL TAX BAND A

At the time of advertising these are draft particulars awaiting approval of our sellers.

Lease Details

We are advised by our sellers that there is a 125 year in place from 2000.

There is a Leasehold Service Charge and Annual Payment Fund of approximately £1000.00 per annum to cover ground maintenance, cleaning of communal areas, communal lighting, general repairs and maintenance plus buildings insurance.

Canterbury City Council are the freeholders and deal with all of the above.

